



Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Plan Commission Minutes July 23, 2020***

### **CALL TO ORDER**

**John Janek called the meeting of the Plan Commission to Order on Thursday, July 23, 2020, at 5:00 PM.**

### **PLEDGE OF ALLEGIANCE & SWEAR IN**

**The Pledge of Allegiance was recited.**

### **ATTENDANCE/ROLL CALL**

**Members Present: John Janek, Shirley Howard, Peggy Cunningham and Frank Orris were present. Mary Jo Akeman and Wayne Reuter phoned in. Excused absence: Mark Davis Roger Tracy, Don Scaturro and Ritch Alexander.**

**Also present were: Zoning Administrator Steve Willaredt, City Attorney Derek Filcoff and City Attorney Brian Konzen.**

**Aldermen: Bob Pickerell, Dan McDowell and Gerald Williams. Andy Mathes phoned in.**

### **MINUTES/AGENDA**

**Motion to approve the Minutes from the previous meeting June 25, 2020 and this evening's Agenda was made by Frank Orris and second by Peggy Cunningham.  
All in favor. Motion carried.**

### **COMMENTS BY THE CHAIRMAN**

**The Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, August 4, 2020.**

### **COUNCIL REPORT**

**No Report**

## **DISCUSSION**

**Chairman John Janek presented the first petition; Jason Brooks is requesting a Special Use Permit to open a Body Art Establishment at 1739 Pontoon Rd, a property currently vacant office space.**

**Jason Brooks of 151 Briarmoor, Granite City Illinois explained that he would like a Special Use Permit for a Tattoo Shop and explained that he has been in the business for about 15 years.**

**Peggy Cunningham asked the hours of operation?**

**Jason Brooks replied Monday through Saturday from Noon to 9:30 p.m.**

**Shirley Howard asked how many employees the establishment would employ.**

**Jason Brooks replied, that he would have himself and one other artist, but there is room for 2 other artists in the future.**

**Frank Orris asked how many customers and vehicles would you have at the business at a time.**

**Jason Brooks explained that they would probably have no more than 5 cars in the parking lot at one time. (Until they bring on more artists)**

**Frank Orris also inquired of the disposal of waste.**

**Jason Brooks explained that everything they use is disposable. No sterilization of instruments is needed, and all waste is place in a biohazard sharps containers, that are picked up weekly/monthly by biohazard vendor.**

**Frank Orris asked if there was any external lighting or signs.**

**Jason Brooks stated that he wasn't sure on the lighting, he hadn't been out there in the evening but wouldn't be adding any and if he put up a sign it would be pretty basic and non-offensive.**

**John Janek explained that any sign would need to be permitted by the Building and Zoning Administrator.**

**Mary Jo Akeman asked if the property faced any residential property and John Janek replied that it did not.**

**Shirley Howard inquired of any precautions set up for COVID-19. Such as social distancing and events that may cause issues in residential area.**

**Jason Brooks replied that the only event they usually have is a Friday the 13<sup>th</sup> event and that they have considered not doing that until things get back to normal. If it would become a problem with residents, they could hold event at another location.**

**Wayne Reuter asked about a privacy fence between the Residential and Commercial Property, and Steve Willaredt stated there would need to be a fence put up in between the properties.**

Wayne Reuter inquired if there would be any off street parking. John Janek explained that off street parking would probably not ever be necessary.

Dan McDowell suggested that he expand the hours of operation now, so that he would not have to come back before the board to do so.

Steve Willaredt submitted several letters from concerned neighbors in regards to the Special Use permit.

**MOTION** By Peggy Cunningham, second by Shirley Howard to place the objections on file the objections to the Special Use Permit. All in favor. Motion carried.

**MOTION** By Wayne Reuter, second by Frank Orris to approve the Special Use Permit for the establishment of a Body Art/Tattoo business at 1739 Pontoon Rd as requested by Jason Brooks. TIE VOTE.

**ROLL CALL VOTE**

John Janek	Yes	Shirley Howard	No	Mary Jo Akeman	No
Peggy Cunningham	No	Wayne Reuter	Yes	Frank Orris	Yes

The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 8 am- 9:30 pm
- b). Days of operation: 6
- c). Signage limited to: Flush mount of the front of building
- d). Screening required: yes-fence in rear of building between commercial/residential property.
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Dumpster will need to be screened

**MOTION** By Mary Jo Akeman, second by Wayne Reuter to approve the Special & Non-Conforming Use Checklist. Motion carried.

**ROLL CALL VOTE**

John Janek	Yes	Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Wayne Reuter	Yes	Frank Orris	Yes

## **New Business-Wind & Solar Renewable Energy Ordinance**

**Ordinance Amending the City of Granite City Building and Zoning Code to allow for installation and operation of wind and solar renewable energy systems.**

**City Attorney Derek Filcoff explained that he would like everyone to go over the Ordinance for the next meeting.**

## **Old Business—Parktown Mobile Home Park**

**Chairman John Janek introduced Nick Najjar who addressed the Plan Commission regarding his intentions & how he would like to improve the property.**

**Nick Najjar explained that trees need to be cleaned up/cut, storm drains repaired and vacant abandoned trailers in need of rehab. He has a rehab team scheduled for Mid-September.**

**Nick Najjar explained that the original permit was a request to move used mobile homes into the Mobile Home Park. His intention is to fill the park with new and used homes and overtime they would have the money to replace those older homes with newer units. Mr. Najjar showed photos of the new sign and stated that they will paint, skirt and landscape the used homes. He explained that it would be much more economical to be able to move in both new and used homes.**

**Steve Willaredt stated that he went out to Parktown and found 17 vacant homes. There are some there with broken windows and other damages. Steve Willaredt asked Mr. Najjar if his intentions were to fix those and he explained that in September the rehab team will be there to access the homes. Mr. Najjar stated that there are some homes that will be demolished. Mr. Willaredt explained to Mr. Najjar that he will need to make sure to get permits for work done to these homes and that they will need to be inspected.**

**Mr. Najjar stated that his goal was to have everything done by mid to late August, but with COVID there have been so many delays, it could be October or November before all of that would happen.**

**Steve Willaredt asked if there would be any rentals or lease to own.**

**Mr. Najjar explained that they would all be outright purchases or lease to own. No rentals.**

**Derek Filcoff explained that the reason the petition was tabled, was to give him time to contact the City Attorney and the Mayor regarding any prior communications between them and the petitioner, which indicated that this application would be accepted. Neither the City Attorney nor the Mayor could report any such communications.**

**Derek Filcoff stated that the Plan Commission needs to focus on new verses old mobile homes. To accept or deny the petition as written.**

**Shirley Howard asked would it be feasible to do 10 instead of 20 years or age.**

**John Janek stated that he would be a no vote at 20 years.**

**Mary Jo Akeman agreed that she would vote no to 20 years old as well.**

**Frank Orris asked if it would set a president if it was approved. Steve Willaredt explained that every application is a case by case and there are no other mobile home park in the City of Granite City.**

**Shirley Howard asked what they would do in the case that a home is abandoned or somebody would need to move and leave the trailer. Mr. Najjar explained that they would try to work it out to purchase the mobile home from the owner.**

**Frank Orris explained that he has no problem with the 20 years. He asked if it would be possible to do a temporary exemption for a period of 2 years. To give him a limited time to get some homes into the park and make it an economically feasible business. Then return to the ordinance in place at this time.**

**Derek Filcoff replied that this is not impossible, but the way the petition is written no. It is something that would need more research.**

**Frank Orris asked the Plan Commission to help him find a creative way to help Mr. Najjar fix this problem.**

**Derek Filcoff reiterated the proposal to place a time limit on the application, meaning that the exemption would not be granted indefinitely, but for a period of 5 years, which may give him enough time to fill up the park and then the exemption would expire on its own and any additional replacements would be back to the regular code, unless he then reapplies with this board.**

**Mary Jo Akeman stated that she would have no objection to that.**

**Mr. Najjar agreed that would be acceptable to him as well.**

**Derek Filcoff stated that he would need to do some more research. He advised the Board to table and amend the petition application.**

**Mr. Najjar asked if there was any way to just have a vote on the new proposal now and he was told not without a Public Hearing and a new petition.**

**Steve Willaredt stated no. Not without a new public hearing.**

**MOTION By Peggy Cunningham, second by Shirley Howard to table the petition to the September 3, 2020 Plan Commission Meeting. Motion carried.**

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>

**NEW BUSINESS—None**

**UNFINISHED BUSINESS-None**

**Motion by Wayne Reuter, seconded by Mary Jo Akeman to adjourn the Plan Commission meeting. All in favor. Motion carried.**

Respectfully submitted,  
*Melanye Weinoffer*  
Secretary,  
Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: July 23, 2020**

**Petition # 1**

**Jason Brooks  
1739 Pontoon Rd  
22-2-20-05-19-403-020**

**Petitioner is requesting Special Use Permit to open a Body Art Establishment at a property currently vacant/office space at 1739 Pontoon Rd.**

**MOTION By Wayne Reuter, second by Frank Orris to approve the Special Use Permit for the establishment of a Body Art/Tattoo business at 1739 Pontoon Rd as requested by Jason Brooks. TIE VOTE.**

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>No</b>	<b>Mary Jo Akeman</b>	<b>No</b>
<b>Peggy Cunningham</b>	<b>No</b>	<b>Wayne Reuter</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>

**The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.**

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- k). Additional requirements: Dumpster will need to be screened

**MOTION By Mary Jo Akeman, second by Wayne Reuter to approve the Special & Non-Conforming Use Checklist. Motion carried.**

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>
<b>Peggy Cunningham</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>

\*\*\*\*\*End of Advisory Report\*\*\*\*\*